



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18DDRO1011 Intake Staff: KP

Date: 8/16/18 Fee: _____

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

Project Information:

Certificate of Appropriateness: Butchertown Clifton Cherokee Triangle Individual Landmark
 Limerick Old Louisville Parkland Business West Main Street

Overlay Permit: Bardstown/Baxter Ave Overlay (BRO) Downtown Development Review Overlay (DDRO)

Project Name: Townplace Suites

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Project Address / Parcel ID: 014D02000000

AUG 15 2018

Deed Book(s) / Page Numbers²: 9474 0135

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Total Acres: 0.59 AC +/-

Project Cost: \$7,000,000 +/- PVA Assessed Value: \$ 1,041,470.00

Existing Square Feet: 18,114 +/- New Construction Square Feet: 68,804 +/- Height (ft.): _____ Stories: 5

Project Description (use additional sheets if needed):

Project will consist of a 5 story 68,804 S.F. +/- Townplace Suites. Parking for this project will be provided by valet service and adjacent parking structures. Parking for ADA accessibility and areas for loading and unloading are provided on-site. Access to the site is proposed from an existing shared 25' access easement and a dedicated access from south 8th street. Building materials will be consistent with those allowed in the downtown development review overlay. The existing 2 story structure on site is to be demolished.

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Bill Weyland

Name: Nash Desai

Company: GWM Realty LLC

Company: Athena Hospitality Group

Address: 815 W Market St. STE 300

Address: 1307 Murfreesboro Pike

City: Louisville State: KY Zip: 40202

City: Franklin State: TN Zip: 37064

Primary Phone: 502-386-2447

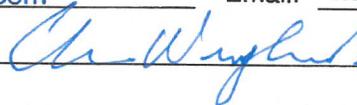
Primary Phone: 615-214-9089 Ext 4

Alternate Phone: _____

Alternate Phone: _____

Email: bill@weylandventures.com

Email: nash@athenahospitalitygroup.com

Owner Signature (required): 

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Daniel Whitley

Company: _____

Company: Arnold Consulting Eng. Services

Address: _____

Address: 1136 South Park Drive

City: _____ State: _____ Zip: _____

City: Bowling Green State: KY Zip: 42103

Primary Phone: _____

Primary Phone: 270-780-9445

Alternate Phone: _____

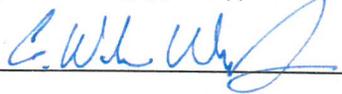
Alternate Phone: 270-535-7551

Email: _____

Email: dwhitley@a-ces.com

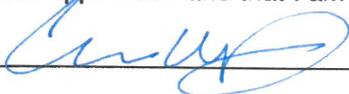
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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, , in my capacity as , hereby representative/authorized agent/other

certify that GWM REALTY LLC is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 8 AUG 2018

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Please submit the completed application along with the following items:

Project information

- Land Development Report¹
- Current photographs showing building front, specific project area, and surrounding buildings
- Pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- One map of the project area and surrounding properties (may be obtained from <http://www.lojic.org/> using the *LOJIC Online Map*)

Site plan (see site plan example on next page)

- Two sets of site plans drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- Two copies of floor plans drawn to scale with dimensions and each room labeled
- Two copies of elevation drawings (a drawing showing exterior walls) drawn to scale with dimensions. For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- Two sets of 11"x17" format site plans drawn to scale with dimensions
- Two sets of 11"x17" elevation drawings to scale with dimensions
- Two sets of 11"x17" landscaping drawings to scale with dimensions
- One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- One copy of the mailing label sheets

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Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: <http://www.louisvilleky.gov/PlanningDesign/IWantTo/Find+a+Zoning+District.htm>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.icc.ky.gov/records/S0Search.html>
3. Property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504. Instructions to obtain APO information: <http://www.louisvilleky.gov/PlanningDesign/APO>

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Submittal Instructions:

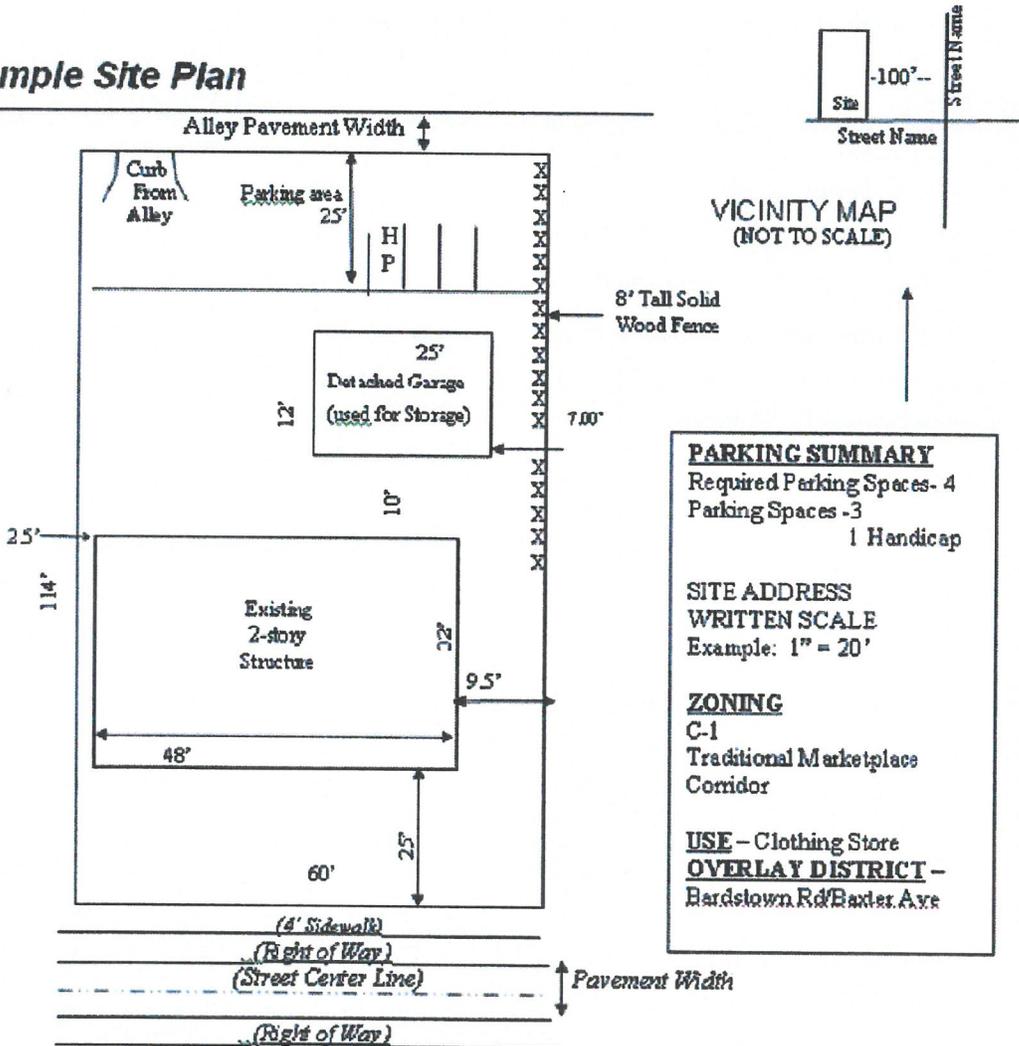
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Definitions:

Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission: <http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website: <http://www.louisvilleky.gov/PlanningDesign/Overlay+Districts.htm>

Sample Site Plan



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Land Development Report

August 8, 2018 10:24 AM

About LDC

Location

Parcel ID: 014D02000000
 Parcel LRSN: 8001268
 Address: 801 W JEFFERSON ST

Zoning

Zoning: (C3)
 Form District: DOWNTOWN
 Plan Certain #: 09-076-00
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: NONE
 Plat Book - Page: NONE
 Related Cases: B-108-86

Special Review Districts

Overlay District: WEST DOWNTOWN
 Historic Preservation District: NONE
 National Register District: NONE
 Urban Renewal: NO
 Enterprise Zone: YES
 System Development District: NO
 Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
 FEMA Floodway Review Zone: NO
 Local Regulatory Floodplain Zone or
 Combined Sewer Floodprone Area: NO
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0025E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

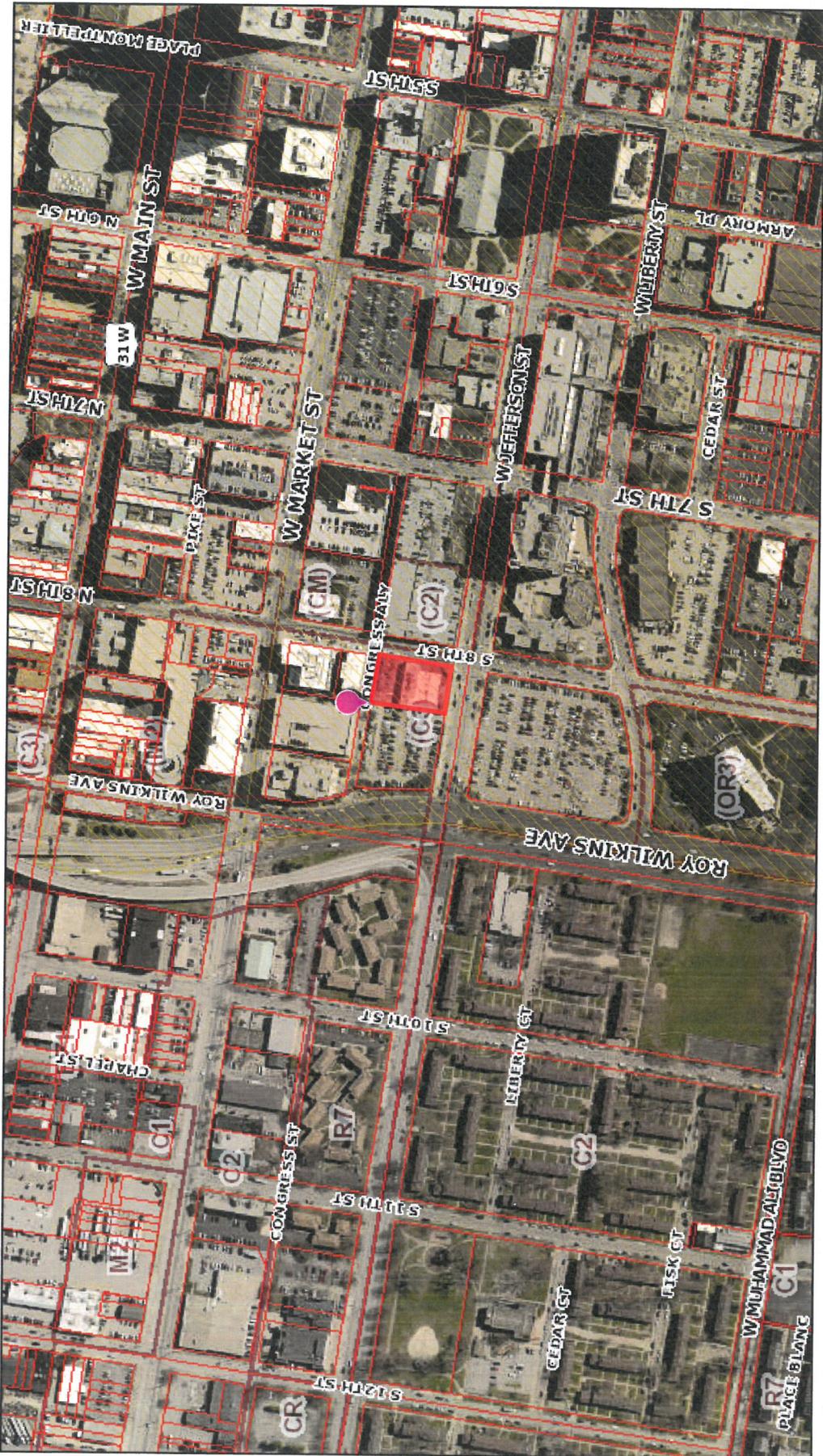
MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: CSO053 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
 Council District: 4
 Fire Protection District: LOUISVILLE #2
 Urban Service District: YES

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Townplace Suites



Louisville Metro, MSD, LWC & PVA © 2018
 This map is not a legal document and should only be used for general reference and identification.

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Parcel ID: 014D - 0202 - 0000
Property Address: 835 W JEFFERSON
ST

GWM, REALTY LLC
815 W MARKET ST STE 300
LOUISVILLE, KY, 40202-2654

Parcel ID: 014D - 0246 - 0000
Property Address: 838 W MARKET ST

GATEWAY, TOWERS LLC
815 W MARKET ST STE 300
LOUISVILLE, KY, 40202-2654

Parcel ID: 014D - 0247 - 0000
Property Address: 800 W MARKET ST

LOUISVILLE, GLASSWORKS HOTEL
PARTN
300 SE RIVERSIDE DR STE 100
EVANSVILLE, IN, 47713-1036

Parcel ID: 014D - 0196 - 0001
Property Address: 730 W MARKET ST Ste 100

GAILOR, ALLEN K
GAILOR SANDRA K
730 W MARKET ST STE 100
LOUISVILLE, KY, 40202-2722

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Parcel ID: 014D - 0196 - 0002
Property Address: 730 W MARKET ST Ste 200

PAB, LLC
730 W MARKET ST STE 200
LOUISVILLE, KY, 40202-2722

Parcel ID: 014D - 0196 - 0003
Property Address: 730 W MARKET ST Ste 300

PAB, LLC
730 W MARKET ST STE 200
LOUISVILLE, KY, 40202-2722

Parcel ID: 014D - 0196 - 0004
Property Address: 730 W MARKET ST Ste 400

CREI, GROUP LLC
2031 CARDWELL LN
FRANKFORT, KY, 40601-9086

Parcel ID: 014D - 0198 - 0000
Property Address: 222 S 7TH ST

PARK EZE
200 S 5TH ST STE 400N
LOUISVILLE, KY, 40202-3286

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Parcel ID: 014J - 0117 - 0000
Property Address: 700 W JEFFERSON
ST

JEFFERSON COUNTY KENTUCKY
CAPITAL PR
527 W JEFFERSON ST
LOUISVILLE, KY, 40202-2814

Parcel ID: 014J - 0162 - 0000
Property Address: 300 S 8TH ST

LOUISVILLE/JEFF COUNTY METRO
GOVERNMENT
527 W JEFFERSON ST
LOUISVILLE, KY, 40202-2814

Parcel ID: 014Q - 0101 - 0000
Property Address: 214 S 8TH ST Ste 101

LOUISVILLE, GLASSWORKS LOFTS II LL
815 W MARKET ST STE 300
LOUISVILLE, KY, 40202-2654

Parcel ID: 014Q - 0201 - 0000
Property Address: 214 S 8TH ST Ste 201

DAUGHERTY, NEUMANN & ASLAM
PLLC
214 S 8TH ST STE 201
LOUISVILLE, KY, 40202-4746

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Parcel ID: 014Q - 0300 - 0000
Property Address: 214 S 8TH ST Ste 300

BREIT LAW OFFICE PLLC
214 S 8TH ST STE 300
LOUISVILLE, KY, 40202-4745

Parcel ID: 014Q - 0301 - 0301
Property Address: 214 S 8TH ST Ste 301

EXIT, 10 LLC
214 S 8TH ST STE 301
LOUISVILLE, KY, 40202-4745

Parcel ID: 014Q - 0401 - 0000
Property Address: 214 S 8TH ST Apt 401

FARRELL, DAN W
214 S 8TH ST APT 401
LOUISVILLE, KY, 40202-2738

Parcel ID: 014Q - 0402 - 0000
Property Address: 214 S 8TH ST Apt 402

DAVID, MATTHEW J
DAVID EMILY E
214 S 8TH ST APT 402
LOUISVILLE, KY, 40202-4744

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Parcel ID: 014Q - 0403 - 0000
Property Address: 214 S 8TH ST Apt 403

AFM, PROPERTIES LLC
116 LAUREL DR
BARDSTOWN, KY, 40004-2249

Parcel ID: 014Q - 0404 - 0000
Property Address: 214 S 8TH ST Apt 404

LONDON, MATTHEW
14201 W 48TH ST
SHAWNEE, KS, 66216-1111

Parcel ID: 014Q - 0501 - 0000
Property Address: 214 S 8TH ST Apt 501

BURGESS, SCOTT
BURGESS LADONNA
11455 SW GALLO AVE APT
501

PORTLAND, OR, 97223-0915

214 S 8TH ST Ste 502

MARS HOLDINGS DBA MANUFACTURING ALLIANCE RESOURCE
38 HILL RD, LOUISVILLE, KY 40204-1574

214 S 8TH ST Apt 503

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18DDR01011

Margaret H STENBERG
912 MAIN ST APT 101, CHATHAM, MA 02633-2746

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